

CITY COMMISSION
WORK SESSION MINUTES
Virtual Meeting via ZOOM Internet Application

February 2, 2021

2:00 p.m.

PRESENT: Commissioners Chilton, Estrop, Rue and President Copeland. City Manager Heck. Larry Dillin, Patrick Williams, and Jack Sculfort of Dillin LLC.
ABSENT: Commissioner O'Neill.

HONORABLE COMMISSIONERS:

In an effort to prevent the spread of the COVID-19 virus, a special virtual work session was called.

1. City Manager Heck asked Larry Dillin of Dillin LLC to update the City Commissioners on the redevelopment efforts at 1822 South Limestone Street which was the former Kroger grocery site. A Letter of Intent was signed in 2020 and subsequently Dillin staff has completed preliminary planning for the site. A development agreement with Dillin is on the City Commission's agenda that would allow them to move forward with the redevelopment activities.

Mr. Dillin spoke on the planning efforts to develop the existing building as a grocery use and other food-related activities. A branding effort to develop the area of John Street and South Limestone Street area as Four Corners would encompass the entire area, not just the one store. Mr. Dillin described multiple public engagement sessions held to collect input from citizens. One idea includes creating a food hall or market where local vendors and entrepreneurs could be part of the development. The Dillin group is also working with city staff on how to repurpose other buildings in the area. Mr. Dillin shared the redeveloped site could potentially be turned over to local owners or they would continue to manage the efforts as needed.

Dr. Estrop spoke on the progress thus far and stated his appreciation for the focus on a grocery for the area. Dr. Estrop also spoke in favor of local ownership at some point rather than selling the property to a grocery chain company.

Mr. Rue commended the concept of developing the Four Corners for the benefit of the entire area and mentorship for local businesses.

Mrs. Chilton asked for the next steps in the process as the property is currently held by the Clark County Land Bank. Mr. Heck explained the proposed agreement includes Phase 1 which is planning for the project then Phase 2 which is actual construction. The timeline includes transfer of the property to Dillin with funding from the City for maintenance of the building until occupied. Mrs. Chilton thanked the Dillin representatives for their interest in the city.

Mr. Rue asked Mr. Dillin if the proposed project is different than their typical development projects. Mr. Dillin stated many of their projects are for profit, but he wanted to help the community and was glad to have the opportunity.

Mr. Copeland inquired about local entrepreneurs interested in the project. Mr. Dillin explained he was contacted about the project by both Katalina Remusat and Lauren Kelley of Springfield who are interested and engaged in finding food vendors and local small businesses for the area.

Dr. Estrop spoke on connecting the Urban Fast Forward project with this redevelopment project.

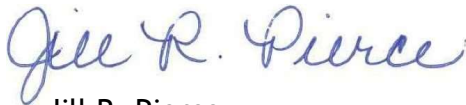
2. On motion of Dr. Estrop, seconded by Mr. Rue, the meeting adjourned.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue and Mr. Copeland.

Yeas 4, Nays 0.

Adj. 2:20 p.m.

Respectfully submitted,



Jill R. Pierce
Clerk of the City Commission